

ORDINANCE NO. 20060622-114

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE E.F. AND CLARA DENNIS HOUSE, LOCATED AT 1706 EAST 12TH STREET IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-NEIGHBORHOOD PLAN (CS-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-HISTORIC-NEIGHBORHOOD PLAN (CS-H-NP) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services-neighborhood plan (CS-NP) combining district to general commercial services-historic-neighborhood plan (CS-H-NP) combining district on the property described in Zoning Case No. C14H-06-0017, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.08 acre tract of land, more or less, out of Block 3, Outlot 36, Division B, C.R. Johns Subdivision, City of Austin, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

generally known as the E.F. and Clara Dennis House, locally known as 1706 East 12th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property is subject to Ordinance No. 011213-42 that established the Central East Austin neighborhood plan combining district.

METES AND BOUNDS DESCRIPTION
OF A 0.08 ACRE TRACT OF LAND

Being all that certain tract or parcel of land situated in Block 3, Outlot Number 36, Division "B" of the C.R. Johns Subdivision in the City of Austin, Travis County, Texas of record in volume 1, Page 3 of the Travis County Plat Records, and being a part of a 100 Ft. X 165 Ft. tract of land described in a deed of record in County Clerk's Document Number 1999093991 (C.C.D.N.), and more particularly described as follows:

BEGINNING at a found $\frac{1}{2}$ " iron rod in the north line of E. 12th Street and in the south line of said Block 3 for the southeast corner of said 100 Ft. X 165 Ft. tract of land and of this tract and the southwest corner of another 100 Ft. X 165 Ft. tract of land described in a deed of record in C.C.D.N. 2005213009, from which a found $\frac{1}{2}$ " iron pipe for the southwest corner of a 40 Ft. X 60 Ft. tract of land described in a deed of record in Volume 6132, Page 1741 of the Travis County Deed Records (T.C.D.R.) bears S 80° 00' 00" W 140.60 ft.(140') THIS LINE, BETWEEN FOUND MARKS, WAS USED AS THE SOURCE OF BEARINGS FOR THIS TRACT;

THENCE, S 80° 00' 00" W (S 80° W 100.00') with the south line of said 100 Ft. X 165 Ft. tract and north line of said 12th Street, a distance of 41.25 feet to a point for the southwest corner of this tract, from which a $\frac{5}{8}$ " iron rod with cap marked "LEOS SURVEYING RPLS 3959" for the southwest corner of said 100 Ft. X 165 Ft. tract bears S 80° 00' 00" W 58.75 ft.;

THENCE, N 9° 44' 27" W a distance of 88.00 feet to a point in a chain-linked fence for the northwest corner of this tract;

THENCE, N 80° 00' 00" E and generally with said chain-linked fence a distance of 40.96 feet to a point in the east line of said 100 Ft. X 165 Ft. tract and in the west line of the other said 100 Ft. X 165 Ft. tract for the northeast corner of this tract, from which a $\frac{5}{8}$ " iron rod with cap marked "LEOS SURVEYING RPLS 3959" for the common corner of said tracts bears N 9° 55' 43" W 77.00 ft.;

THENCE, S 9° 55' 43" E with common line said tracts a distance of 88.00 feet to the Place of Beginning and containing 0.08 acres of land.

This description was prepared as a result of a survey made on the ground, by me, on April 29, 2006 and is accompanied by a plat of survey which is made a part hereof. Record information is shown in parenthesis.

EXHIBIT A

Elisandro Leos
Elisandro Leos - R.P.L.S. 3959



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